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HOUSING ELEMENT

HOUSING ELEMENT
HAZELWOOD, NORTH CAROLINA

The preparation of this report was financed in part through an urban planning grant from the Department of Housing and Urban Development under provisions of Section 701 of the Housing Act of 1965, as amended.

MARCH 1978

STANDARD TITLE PAGE FOR TECHNICAL REPORTS		1. Report No.	2. Govt. Accession No.	3. Recipient's Catalog No.
4. Title and Subtitle		5. Report Date		6. Performing Organization Code
HOUSING ELEMENT HAZELWOOD, NORTH CAROLINA		March, 1978		
7. Author(s)		8. Performing Organization Rept. No.		
Hazelwood Planning & Zoning Board, L. Harton, Planner				
9. Performing Organization Name and Address		10. Project/Task/Work Unit No.		
N.C. Dept. of Natural Resources & Community Development - Division of Community Assistance P. O. Box 27687, Raleigh, NC 27611		11. Contract/Grant No.		
		CPA-NC-04-00-1000		
12. Sponsoring Agency Name and Address		13. Type of Report & Period Covered		
Department of Housing and Urban Development 451 Seventh Street, S.W. Washington, D.C. 20410		Final		
14. Sponsoring Agency Code				
15. Supplementary Notes				
16. Abstracts				
This housing element examines existing housing conditions in Hazelwood. The study focuses on current and anticipated housing needs and suggests recommendations and implementation procedures to meet these needs.				
17. Key Words and Document Analysis. (a). Descriptors				
17b. Identifiers/Open-Ended Terms				
17c. COSATI Field/Group				
18. Distribution Statement		19. Security Class (This Report)	21. No. of Pages	
		UNCLASSIFIED	50	
		20. Security Class. (This Page)	22. Price	
		UNCLASSIFIED		

HOUSING ELEMENT

FOR

HAZELWOOD, NORTH CAROLINA

PREPARED FOR:

The Town of Hazelwood, North Carolina

L. C. Davis, Mayor

Board of Aldermen

Wallace J. Jones

Glen Wyatt

Bill Prevost

Acting Town Administrator

Deryl Davis

PREPARED BY:

Hazelwood Planning Board

Arley Tilley

John Summerrow

John Hyde

Sam Lane

Frank Duncan

TECHNICAL ASSISTANCE
PROVIDED BY:

NORTH CAROLINA DEPARTMENT OF NATURAL
RESOURCES AND COMMUNITY DEVELOPMENT

Howard N. Lee, Secretary

Division of Community Assistance
Lenwood Long, Director

Western Field Office, Asheville, N. C.

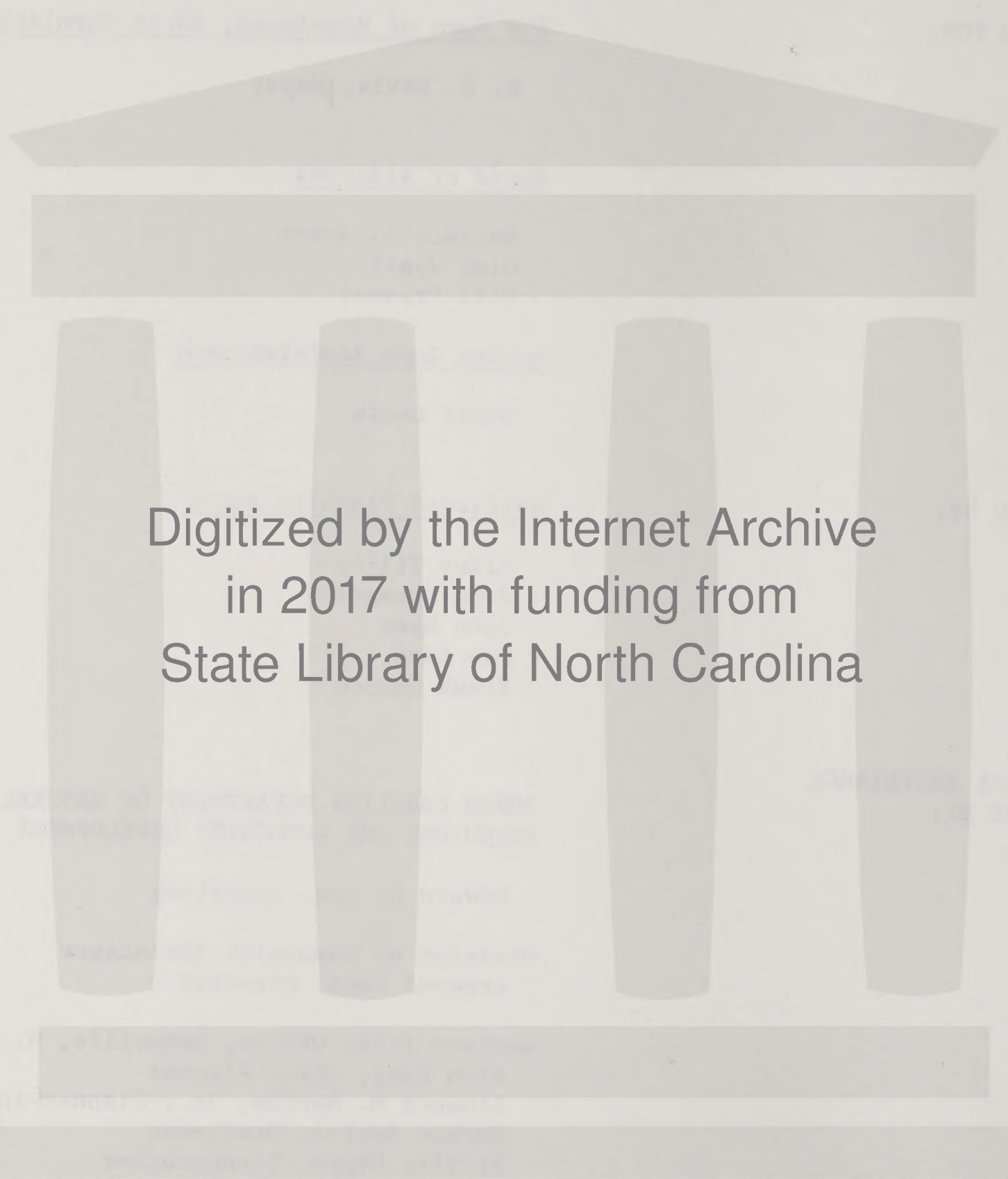
Alan Lang, Chief Planner

Linwood M. Harton, Jr., Planner-in-Charge

Hermon Rector, Draftsman

Phyllis Hipps, Stenographer

Sigrid Ballew, Stenographer



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CHAPTER I

INTRODUCTION

The purpose of this housing study is to analyze existing housing and population characteristics for Hazelwood, to identify housing needs of the present and future population and to set forth an implementation program designed to guide the Town toward meeting these needs. As a matter of policy the Town of Hazelwood will continually seek to achieve the two broad goals in housing as set forth in this study:

1. To insure that each resident, regardless of income, is provided the opportunity to live in a decent, safe and sanitary dwelling.
2. To improve the overall living environment for all the residents of Hazelwood.

The Town of Hazelwood, with technical assistance provided by the North Carolina Department of Natural Resources and Community Development, is currently involved in an on-going comprehensive planning program. During the past two years, the Town has prepared an annexation feasibility study and a revised zoning ordinance to more accurately reflect existing development trends in the community. During the current planning year, the Town is engaged in the preparation of a housing element and a land development plan. These studies are being undertaken to enable the community to better understand existing problems and conditions relating to housing and land use. With this understanding the community will be better able to plan for the future so as to avoid or minimize many problems arising from past mistakes. In order to maintain coordination and consistency in the planning program, this housing study will incorporate much of the data on current and projected population contained in other planning documents such as the Haywood

County Housing Element and the Haywood County Land Development Plan Update. In addition, recommendations contained in this housing element are coordinated with recommendations contained in the county planning documents as they relate to Hazelwood.

Regional Setting

Hazelwood is located adjacent to the Town of Waynesville in southwestern Haywood County and is within the Blue Ridge Province of the Appalachian Complex. Asheville, North Carolina is approximately thirty miles east of Hazelwood while Knoxville, Tennessee is approximately ninety miles northwest. Located nearby are recreation complexes of regional significance, such as Maggie Valley, Great Smoky Mountains National Park and the Pisgah National Forest's outdoor recreation areas.

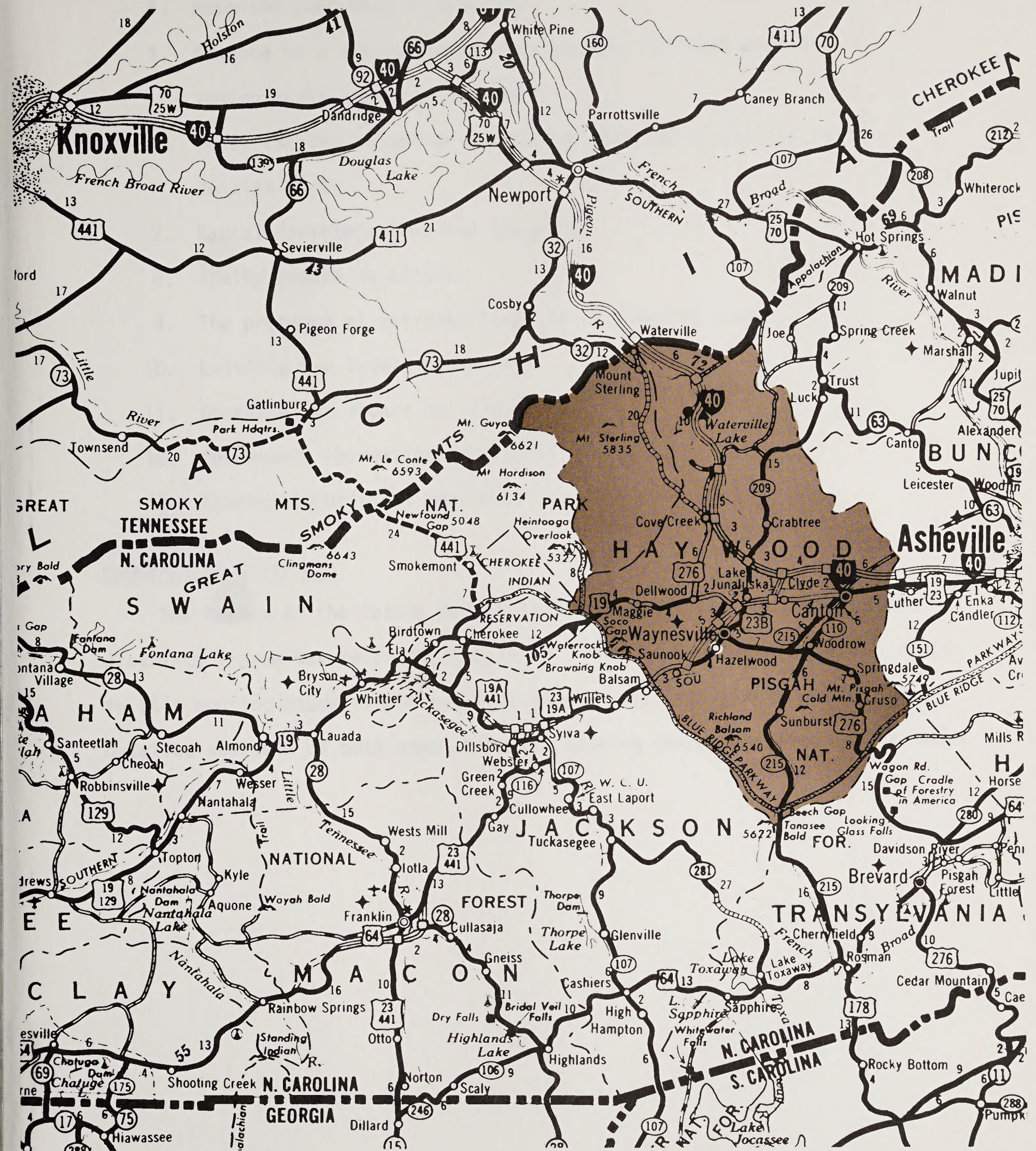
Two major transportation routes interchange just east of Hazelwood, providing links to surrounding market areas. These two routes are: Interstate 40 (Knoxville-Asheville) and Appalachian Corridor Route K (Chattanooga-Waynesville). Asheville Airport serves this area as a regional transportation hub.

Causes of Blight

For the purposes of this study, the following conditions although not exhaustive represent some of the major contributions to blight:

1. Incompatible land uses, such as a mixture of residential, industrial and commercial use.
2. Inadequate community facilities, such as absence of sidewalks, curbs and gutters and fire hydrants or substandard streets, water and sewage systems.
3. Poor lot plotting caused by the absence of subdivision regulations when the land was developed.

REGIONAL SETTING



REGIONAL SETTING



4. Absentee ownership of property.
5. Absence of a minimum housing ordinance, building code and zoning ordinance in prior years.
6. Heavy traffic on narrow and poorly designed streets in residential areas.
7. Racial discrimination and isolation.
8. Apathy regarding blight.
9. The presence of railroad lines in residential areas.
10. Existing low levels of income.
11. Obsolete and vacant buildings.
12. Inadequate recreation facilities.
13. Inadequate original construction.

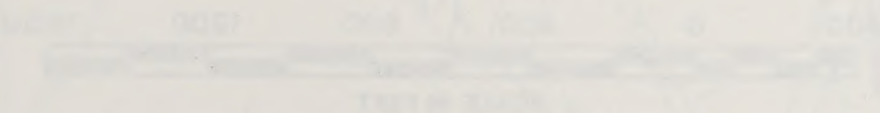
Enumeration Districts

The Bureau of the Census has divided Hazelwood into two enumeration districts (hereafter referred to as EDs). Much of the information contained in this housing study is presented on an ED basis. This will enable a more detailed analysis of both population and housing characteristics in Hazelwood.

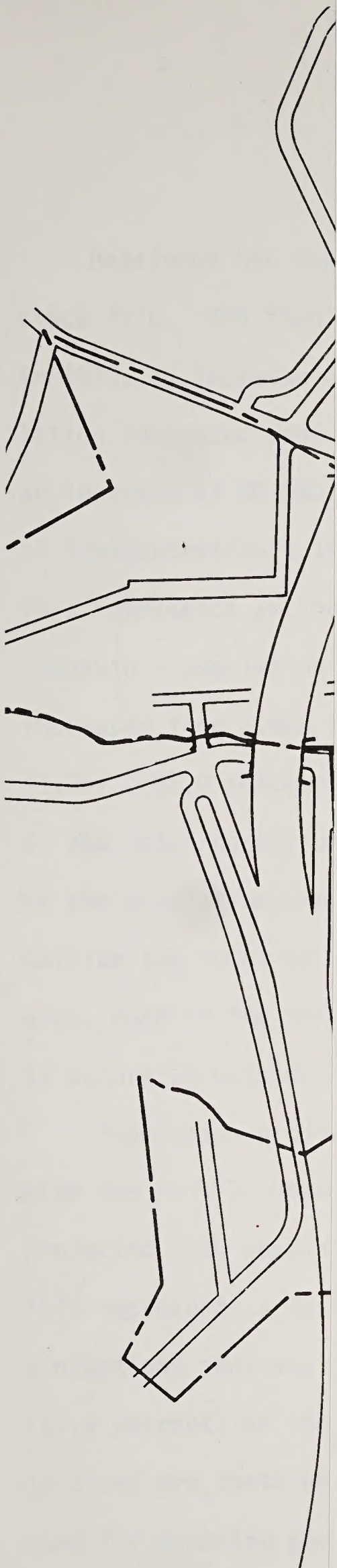
HAZELWOOD,
NORTH CAROLINA

ENUMERATION DISTRICTS

ENUMERATION
DISTRICT IV



MAP 2



1. The purpose of this study is to determine the effect of the independent variable on the dependent variable.

2. The study is a quantitative study, using a survey method, to determine the relationship between the independent variable and the dependent variable.

3. The study is a descriptive study, using a survey method, to determine the relationship between the independent variable and the dependent variable.

4. The study is a correlational study, using a survey method, to determine the relationship between the independent variable and the dependent variable.

5. The study is a causal study, using a survey method, to determine the relationship between the independent variable and the dependent variable.

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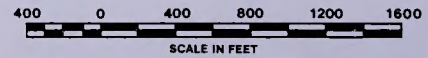
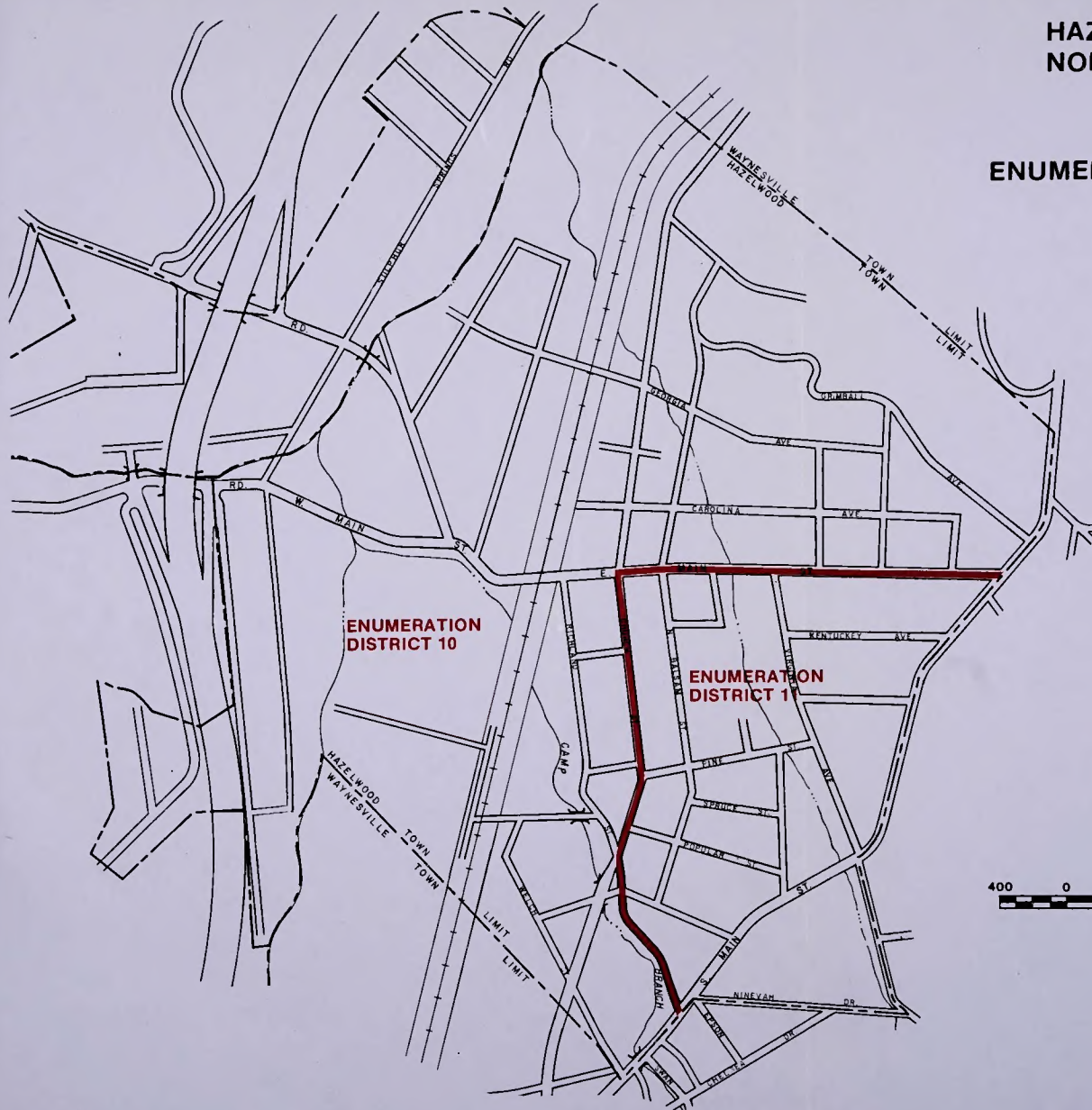
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HAZELWOOD, NORTH CAROLINA

ENUMERATION DISTRICTS



HAZELWOOD
NORTH CAROLINA

ENUMERATION DISTRICTS

ENUMERATION
DISTRICT 16

MAP 2

CHAPTER II

POPULATION

Hazelwood has experienced an increase in population every census year since 1910. The Town's population has increased from 428 in 1910 to 2,057 in 1970, an increase of 1,629 persons or 380 percent. Haywood County population increased from 21,020 in 1910 to 41,710 in 1970. This represents an increase of 20,690 persons (98.4 percent). The North Carolina Department of Administration's 1975 estimate of population for the County was 43,900. This represents an increase of 2,190 persons (5.25 percent). Waynesville Township's population, which contains the Towns of Hazelwood and Waynesville, increased from 5,888 in 1910 to 16,995 in 1970. This was an increase of 11,067 (188.0 percent). Waynesville Township accounted for 53.3 percent of the total county population increase between 1910 and 1970. Almost half of the population growth of Waynesville Township since 1910 has occurred outside the Towns of Waynesville and Hazelwood. As evidenced by these figures, much of the residential development in the immediate Hazelwood area is occurring outside the corporate limits.

Population projections to 1980 and 1990 indicate that Hazelwood, along with the rest of Haywood County, will continue to increase in population. Projected 1980 population for Hazelwood is 2,329 and 1990 projection is 2,636. This represents a 28.1 percent increase over the 1970 figure. Again the projections indicate that Waynesville Township will account for over half (57.9 percent) of the total projected county increase. The population projections are contained in the County's Land Development Plan and are thus used for planning purposes. It is important for health and safety reasons that the developing areas outside the Towns be supplied with adequate water

WAYNESVILLE TOWNSHIP

WAYNE COUNTY
MICHIGAN

SCALE IN MILES
0 1 2 3 4 5

MAP 2

Handbook of Governmental Accounting, published every second year

since 1970. The first edition was published in 1970 and is 1,600

in 1970, as the year 1970 is the year of the first edition. The second

edition was published in 1970 and is 1,600 in 1970. The third

edition was published in 1970 and is 1,600 in 1970. The fourth

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WAYNESVILLE TOWNSHIP





and sewer service. Thus Hazelwood and Waynesville should work together to develop a water and sewer extension policy or pursue aggressive annexation programs.

Migration

Migration can be broadly defined as a permanent or semi-permanent change of residence. Migration thus can include a move within the community, whether it be across the street or across town. However, in terms of analyzing the effect of migration on the population and economy of a community, one must be primarily concerned with those persons who migrate into and out of the community.

While there are many factors affecting migration, economics is the single most important consideration. The opportunity to better oneself economically plays an important role in the decision to move from one community to another. Consequently, areas able to provide new and expanding job opportunities are the areas experiencing a net in-migration. On the other hand, net out-migration generally occurs in those areas experiencing stagnant or declining job opportunities. Other factors affecting migration include such things as climate, and the quality of the local schools, civic organizations and other public and cultural activities. Then there are the personal factors such as a desire to live near friends or relatives or to continue to live in the community where one has spent his childhood.

Between 1950 and 1970 Haywood County's annual growth rate declined from .55 during the 1950's to .51 during the 1960's. However between 1970 and 1975 the annual growth rate increased to 1.06. The annual rate of natural increase in the County has steadily declined since 1950 from a rate of 1.6 in the 1950's to .58 in the 1970-75 period. The annual migration rate has

and some variation. The historical and administrative records are together in
described a better and more detailed picture of the situation.

program.

History

History can be viewed as a component of the government's
of resources. History can be used to show the country's history.
It is better to have a better understanding of the country's history.
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in the 1950's. It is better to understand the country's history and economy.

TABLE 1
AGE AND SEX COMPOSITION - HAZELWOOD

<u>Male</u>	<u>ED 10</u>	<u>Percent</u>	<u>ED 11</u>	<u>Percent</u>	<u>Total</u>	<u>Percent</u>
Under 5 years	96	12.0	30	10.0	126	11.5
5-9 years	79	9.6	16	5.3	95	8.6
10-14 years	61	7.6	39	13.0	100	9.1
15-19 years	40	5.0	25	8.3	65	5.9
20-24 years	68	8.5	24	8.0	92	8.4
25-34 years	114	14.3	54	18.1	168	15.3
35-44 years	63	7.9	36	12.0	99	9.0
45-54 years	134	16.8	41	13.7	175	16.0
55-59 years	46	5.7	10	3.3	56	5.1
60-64 years	33	4.1	0	0	33	3.0
65-74 years	40	5.0	14	4.6	54	4.9
75 years and over	20	2.5	9	3.0	29	2.6
Total	<u>794</u>		<u>298</u>		<u>1,092</u>	
Under 18 years	247	31.1	110	36.9	357	32.6
65 years and over	60	7.5	23	7.7	83	7.6
 <u>Female</u>						
Under 5 years	25	3.2	31	8.7	56	5.0
5-9 years	65	8.5	16	4.5	81	7.2
10-14 years	82	10.7	72	20.2	154	13.7
15-19 years	86	11.2	21	5.9	107	9.5
20-24 years	80	10.4	40	11.2	120	10.7
25-34 years	95	12.4	46	12.9	141	12.6
35-44 years	59	7.7	43	12.1	102	9.1
45-54 years	108	14.1	41	11.5	149	13.3
55-59 years	45	5.9	17	4.7	62	5.5
60-64 years	57	7.4	0	0	47	5.1
65-74 years	38	4.9	23	6.4	61	5.4
75 years and over	22	2.8	5	1.4	27	2.4
Total	<u>762</u>		<u>355</u>		<u>1,117</u>	
Under 18 years	331	43.4	135	38.0	466	41.7
65 years and over	60	7.8	28	7.8	88	7.8

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 1
 AGE AND SEX COMPOSITION OF THE POPULATION

Age	1950	1955	1960	1965	1970	1975
Under 5 years	11.1	10.8	10.5	10.2	9.9	9.6
5-9 years	8.8	8.5	8.2	7.9	7.6	7.3
10-14 years	7.1	6.8	6.5	6.2	5.9	5.6
15-19 years	5.2	5.0	4.8	4.6	4.4	4.2
20-24 years	4.4	4.2	4.0	3.8	3.6	3.4
25-29 years	3.8	3.6	3.4	3.2	3.0	2.8
30-34 years	3.2	3.0	2.8	2.6	2.4	2.2
35-39 years	2.6	2.4	2.2	2.0	1.8	1.6
40-44 years	2.0	1.8	1.6	1.4	1.2	1.0
45-49 years	1.4	1.2	1.0	0.8	0.6	0.4
50-54 years	0.8	0.6	0.4	0.2	0.1	0.0
55-59 years	0.4	0.2	0.1	0.0	0.0	0.0
60 years and over	2.8	2.6	2.4	2.2	2.0	1.8
Total	75.0	73.0	71.0	69.0	67.0	65.0
Under 15 years	30.8	29.8	28.8	27.8	26.8	25.8
65 years and over	1.8	1.6	1.4	1.2	1.0	0.8

Source: U.S. Census Bureau, "The 1975 Census of the United States," PC80-1, Washington, D.C., 1976.

steadily increased from a rate of -1.05 in the 1950's to .48 during the 1970-75 period. With a declining birth rate, Hazelwood's and Haywood County's population growth will depend more heavily on their ability to increase the net in-migration rate through expanding their employment base.

Age and Sex

Age of the population becomes important in terms of the burden placed on all levels of government to meet the needs of the people. A large concentration of elderly and young people places a heavy demand on local resources in terms of health and social costs and the costs associated with providing educational opportunities for the children. On the other hand, young people who have completed school and middle age adults who usually are enjoying the height of their career are the groups most able to contribute to the community in terms of expendable income. These two groups are usually the most able to become involved in civic and similar types of endeavors. In addition, these people generally require less from the local government in terms of social programs, health care, etc.

According to the 1970 U. S. Census Hazelwood had a slightly older population than the median for all North Carolina towns with population between 1,000 and 2,500. In this category, there were 65 towns with older median population ages and 82 towns with younger populations. The median age of Hazelwood's population in 1970 was 30.8 years.

In 1970 there were 1,092 males and 1,117 females in Hazelwood. This represented a breakdown of 49.4 percent male and 50.6 percent female.

Race

The Black population of Hazelwood is very small. According to the U. S. Census figures, there were 15 Blacks living in Hazelwood in 1970.

TABLE 2
RACIAL BREAKDOWN - 1970

<u>Race</u>	<u>ED 10</u>	<u>Percent</u>	<u>ED 11</u>	<u>Percent</u>	<u>Total</u>	<u>Percent</u>
White	1,541	99.0	653	100.0	2,194	99.3
Black	<u>15</u>	1.0	<u>0</u>	0	<u>15</u>	.7
Total	1,556		653		2,209	

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

Table 1

Summary of data for the year 1991

Category	Sub-category	Value	Percentage	Notes
Male	18-24	1,100	11.0%	
Male	25-34	1,200	12.0%	
Male	35-44	1,300	13.0%	
Male	45-54	1,400	14.0%	
Male	55-64	1,500	15.0%	
Male	65+	1,600	16.0%	
Female	18-24	1,000	10.0%	
Female	25-34	1,100	11.0%	
Female	35-44	1,200	12.0%	
Female	45-54	1,300	13.0%	
Female	55-64	1,400	14.0%	
Female	65+	1,500	15.0%	
Total		10,000	100.0%	

TABLE 3
FAMILY INCOME

<u>Income</u>	<u>Number of Families</u>					
	<u>ED 10</u>	<u>Percent</u>	<u>ED 11</u>	<u>Percent</u>	<u>City</u>	<u>Percent</u>
Under \$1000	22	5.5	13	6.7	35	5.9
1000-1999	18	4.5	4	2.1	22	3.7
2000-2999	4	1.0	5	2.6	9	1.5
3000-3999	44	11.0	0	0	44	7.4
4000-4999	26	6.5	13	6.7	39	6.6
5000-5999	48	12.0	30	15.5	78	13.2
6000-6999	40	10.0	11	5.7	51	8.6
7000-7999	62	15.5	32	16.6	94	15.9
8000-8999	48	12.0	6	3.1	54	9.1
9000-9999	21	5.3	17	8.8	38	6.4
10000-11999	29	7.3	29	15.0	58	9.8
12000-14999	12	3.0	30	15.5	42	7.1
15000-24999	12	3.0	3	1.6	15	2.5
25000-49999	13	3.3	0	0	13	2.2
50000 and over	0	0	0	0	0	0
Below Poverty Level	70	17.5	24	12.4	94	15.9

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 4
EDUCATIONAL LEVELS - 1970

	<u>Persons 25 years & over</u> <u>Completing high school</u> %		<u>Persons 25 years & over</u> <u>With 4 or more years of</u> <u>college</u> %	
ED 10	103	6.6	48	3.1
ED 11	84	12.9	36	5.5
Town Total	187	8.5	84	4.3

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

This accounted for .7% of the total 1970 population. There were 757 Blacks in Haywood County in 1970. This accounted for 1.8% of the total county population.

Income

Income is considered a good indicator of the health of the local economy and the standard of living of the people. Areas with relatively high income levels indicate the ability to attract high paying, skilled employment which in turn indicates a well educated population. Higher income areas are also attractive to the more educated people in other areas.

According to the 1970 Census of Population, there were 94 families in Hazelwood with incomes below the poverty level. This accounted for 15.9% of all the families in Hazelwood. North Carolina had 16.1 percent of its families with income below the poverty level. In ED 10, 17.5 percent of the families had income below the poverty level while ED 11 had 12.4 percent of its families with income below the poverty level.

Education

Education and the local educational program are extremely important for the future of any community. A well educated and skilled labor force becomes very attractive to potential new industry. Community growth and improvement depend greatly on an educated and participating public. The quality of the local school system is important to industry executives and other professionals with children. In addition, the availability of adult education courses at local colleges and technical schools can be an important factor in attracting new industry. In an era when competition for jobs becomes more keen each year, those areas with relatively large percentages of poorly educated, unskilled workers and poor quality school

This accounted for 1.1 of the total 1975 population. There were 157 families in the same category in 1970. This accounted for 1.2 of the total family

population.

Conclusion:

There is a marked increase in the number of the local population and the standard of living of the people. There is a marked increase in the number of families and the number of people. There is a marked increase in the number of families and the number of people. There is a marked increase in the number of families and the number of people.

According to the 1975 census of population, there were 94 families in the same category in 1970. This accounted for 1.2 of the total family population. This accounted for 1.2 of the total family population. This accounted for 1.2 of the total family population. This accounted for 1.2 of the total family population.

Conclusion:

Education and the local educational system are extremely important for the future of any country. A well educated and skilled labor force is necessary for the development of the country. Education is the key to the future of the country. Education is the key to the future of the country. Education is the key to the future of the country.

systems will most likely be by-passed for those people and areas offering the quality industry seeks. In turn, when good paying industries fail to locate in an area, the area loses the better educated young people. This results in a larger percentage of uneducated who are left behind.

According to the U. S. Census, in 1970 Hazelwood had 187 persons 25 years and older who had completed high school. This accounted for 8.5 percent of all persons in the community 25 years and older. This was lower than the statewide figure of 21 percent completing high school. In 1970 there were 84 persons in Hazelwood 25 years and older completing four or more years of college. This accounted for 4.3 percent of all persons 25 years and older. The statewide figure was 5.0 percent. ED 11 had a larger percentage of its population completing high school and completing four or more years of college than ED 10.

system will not likely be required for these people and most of them
the positive industry group. In fact, when good pay in industries fell to
increase in the area, the area found the better educated people. This
resulted in a higher percentage of educated people and less training.
According to the U. S. Census, in 1970 high school and 10 percent 50
years and older and 10 percent high school. This accounted for 3.5 per-
cent of all persons in the economy, 10 years and older. This was lower
than the 1960 figure of 4.1 percent. In 1970
there were 10 percent in the economy 10 years and older, including four or
more years of college. This accounted for 4.1 percent of all persons 10
years and older. The percentage of persons 10 years and older, 10 years
higher percentage of the population including more years and completing
four or more years of college than in 1960.

CHAPTER III

EXISTING HOUSING CONDITIONS

Structural Characteristics

A housing survey was conducted in Hazelwood in December, 1977. The survey consisted only of a "windshield inspection." However, an internal inspection of housing units might in some cases justify placing the unit in another classification - probably a lower one. Houses were conditioned as either standard, deteriorating or dilapidated. The following criteria were used in the survey:

1. Standard Housing: Standard housing has no defects, or only slight defects, which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint, slight damage to porch or steps and small cracks in walls.
2. Deteriorating Housing: Deteriorating housing needs more repair than is provided in the course of regular maintenance. Such housing has one or more defects that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of defects are: holes, open cracks, loose or missing material over small areas of wall, foundation, floor or roof, or badly damaged steps or porch.
3. Dilapidated Housing: Dilapidated housing does not provide safe and adequate shelter; in its present condition it endangers the health, safety, or well being of its occupants. Such housing represents inadequate original construction or has one or more critical defects so critical or widespread that the structure should be extensively repaired, rebuilt

TABLE 5

HOUSING CONDITIONS

<u>Enumeration District 10</u>			
	<u>Housing Units</u>	<u>Percent</u>	<u>Percent of Town Total</u>
Standard	251	57.7	57.7
Deteriorating	126	29.0	72.8
Dilapidated	21	4.8	84.0
Mobile Homes	37	8.5	56.9
Total	<u>435</u>		<u>67.5</u>

<u>Enumeration District 11</u>			
Standard	130	62.2	42.3
Deteriorating	37	22.5	27.2
Dilapidated	4	1.9	16.0
Mobile Homes	28	13.4	43.1
Total	<u>209</u>		<u>32.5</u>

<u>Town Total</u>		
	<u>Housing Units</u>	<u>Percent</u>
Standard	381	59.2
Deteriorating	173	26.9
Dilapidated	25	3.9
Mobile Homes	65	10.1
Total	<u>644</u>	

SOURCE: December, 1977 Field Survey by the Department of Natural Resources and Community Development, Division of Community Assistance

Revenue Statement

Revenue Statement

Revenue	Expenses	Net	Percentage of Total
100	10	90	90%
20	2	18	18%
30	3	27	27%
40	4	36	36%
50	5	45	45%
60	6	54	54%
70	7	63	63%
80	8	72	72%
90	9	81	81%
100	10	90	90%

Revenue Statement

Revenue	Expenses	Net	Percentage of Total
100	10	90	90%
20	2	18	18%
30	3	27	27%
40	4	36	36%
50	5	45	45%
60	6	54	54%
70	7	63	63%
80	8	72	72%
90	9	81	81%
100	10	90	90%

Revenue Statement

Revenue	Expenses	Net	Percentage of Total
100	10	90	90%
20	2	18	18%
30	3	27	27%
40	4	36	36%
50	5	45	45%
60	6	54	54%
70	7	63	63%
80	8	72	72%
90	9	81	81%
100	10	90	90%

or torn down. Examples of defects are: holes, open cracks, loose or missing materials over a large area of foundation, walls or roof, and extensive damage by storm, fire or flood; sagging roof or foundation. Such structures, in order to meet minimum standards, should require drastic restoration that would be economically unfeasible and, therefore, should be demolished.

The survey indicated a total of 644 dwelling units in Hazelwood including 65 mobile homes. Of this total 381 units (59.2%) were classified as standard, 173 units (26.9%) were deteriorated and 25 units (3.9%) were dilapidated. The 65 mobile homes represented 10.1% of the total number of dwelling units inside the corporate limits. ED 10 is residentially more deteriorated than ED 11. In ED 10, 33.8% of the housing units are substandard (deteriorating and dilapidated) while ED 11 has 24.4% classified as substandard. ED 10 contains 67.5% of the dwelling units in Hazelwood; however, it contains 72.8% of Hazelwood's deteriorating housing units and 84.0% of the dilapidated units in the corporate limits.

As might be expected, most of Hazelwood's deteriorating residential areas are located adjacent to or near conflicting land uses. The survey indicated four primary areas of substandard housing: the area between Main Street and Georgia Avenue, primarily along Balsam Street; the area north of Georgia Avenue and west of the railroad along N. Pine Street; the area along Richland, Church and Balsam Streets south of Main Street; and the area between Welch and Richland Streets next to the prison camp. In addition to these areas, there is a scattering of substandard residential units in other areas of Hazelwood, a problem probably more serious than is generally recognized since it is not yet so visible to the public. Once a few houses in an

TABLE 6
HOUSING VALUE AND RENT

Value of Owner-Occupied Units for Which Value is Tabulated	Units			Percent		
	ED 10	ED 11	Total	ED 10	ED 11	Total
Less than \$5,000	12	6	18	4.4	5.5	4.6
5,000-7,499	46	22	68	16.7	20.0	17.6
7,500-9,999	47	5	52	17.1	4.5	13.5
10,000-14,999	105	29	134	38.2	26.3	34.8
15,000-19,999	21	33	54	7.6	30.0	14.0
20,000-24,999	16	10	26	5.8	9.1	6.7
25,000-34,999	17	5	22	6.2	4.5	5.7
35,000-49,999	5	0	5	1.8	0	1.2
50,000 or more	6	0	6	2.2	0	1.5
Monthly Gross Rent of Renter Occupied Units						
Under \$40	0	0	0	0	0	0
40-59	21	5	26	15.4	6.8	12.3
60-79	42	24	66	30.9	32.4	31.4
80-99	48	21	69	35.3	28.4	32.8
100-149	25	19	44	18.4	25.7	20.9
150-199	0	0	0	0	0	0
200-249	0	5	5	0	6.8	2.3
250-299	0	0	0	0	0	0
300 or more	0	0	0	0	0	0

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 7

OWNER OCCUPIED UNITS BY INCOME AND VALUE

<u>Value</u>	<u>Family Income</u>								
	<u>Under \$3,000</u>			<u>\$3,000-\$4,999</u>			<u>\$5,000-\$6,999</u>		
	<u>ED 10</u>	<u>ED 11</u>	<u>Total</u>	<u>ED 10</u>	<u>ED 11</u>	<u>Total</u>	<u>ED 10</u>	<u>ED 11</u>	<u>Total</u>
Under \$5,000	6	0	6	6	0	6	0	6	6
\$5,000-\$9,999	27	5	32	21	0	21	10	6	16
10,000-14,999	10	0	10	11	0	11	33	5	38
15,000-19,999	0	0	0	0	0	0	0	6	6
20,000-24,999	5	0	5	0	0	0	0	5	5
25,000-34,999	0	0	0	0	0	0	0	5	5
35,000 and over	0	0	0	0	0	0	0	0	0

	<u>\$7,000-\$9,999</u>			<u>\$10,000-\$14,999</u>			<u>\$15,000-\$24,999</u>		
Under \$5,000	0	0	0	0	0	0	0	0	0
\$5,000-9,999	35	10	45	0	5	5	0	0	0
10,000-14,999	40	6	46	11	18	29	0	0	0
15,000-19,999	5	11	16	11	16	27	5	0	5
20,000-24,999	5	0	5	6	5	11	0	0	0
25,000-34,999	6	0	6	6	0	6	0	0	0
35,000 and over	0	0	0	0	0	0	0	0	0

	<u>\$25,000 and up</u>		
Under \$5,000	0	0	0
\$5,000-9,999	0	0	0
10,000-14,999	0	0	0
15,000-19,999	0	0	0
20,000-24,999	0	0	0
25,000-34,999	5	0	5
35,000 and over	11	0	11

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 8

GROSS RENT AS PERCENTAGE OF FAMILY INCOME

Gross Rent as % of Family Income	Income								
	Under \$3,000			\$3,000-\$4,999			\$5,000-\$6,999		
	ED 10	ED 11	Total	ED 10	ED 11	Total	ED 10	ED 11	Total
Under 15%	0	0	0	0	0	0	14	5	19
15-19%	0	0	0	11	0	11	25	5	30
20-24%	0	0	0	9	0	9	0	0	0
25-34%	5	5	10	10	0	10	0	0	0
35% or more	23	15	38	9	5	14	0	0	0
Not Computed	11	0	11	0	0	0	5	0	5
	\$7,000-\$9,999			\$10,000-\$14,999			\$15,000-\$24,999		
Under 15%	20	15	35	4	9	13	6	5	11
15-19%	0	5	5	0	5	5	0	0	0
20-24%	0	0	0	0	0	0	0	0	0
25-34%	0	0	0	0	0	0	0	0	0
35% or more	0	0	0	0	0	0	0	0	0
Not Computed	5	0	5	0	0	0	0	0	0
	\$25,000 and up								
Under 15%	0	0	0						
15-19%	0	0	0						
20-24%	0	0	0						
25-34%	0	0	0						
35% or more	0	0	0						
Not Computed	0	0	0						

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 2

CROSS RATIO OF PERMANENTLY PLANTED TREES

1950-51			1951-52			1952-53			1953-54			1954-55			1955-56			1956-57			1957-58			1958-59			1959-60			1960-61			1961-62			1962-63			1963-64			1964-65			1965-66			1966-67			1967-68			1968-69			1969-70			1970-71			1971-72			1972-73			1973-74			1974-75			1975-76			1976-77			1977-78			1978-79			1979-80			1980-81			1981-82			1982-83			1983-84			1984-85			1985-86			1986-87			1987-88			1988-89			1989-90			1990-91			1991-92			1992-93			1993-94			1994-95			1995-96			1996-97			1997-98			1998-99			1999-00			2000-01			2001-02			2002-03			2003-04			2004-05			2005-06			2006-07			2007-08			2008-09			2009-10			2010-11			2011-12			2012-13			2013-14			2014-15			2015-16			2016-17			2017-18			2018-19			2019-20			2020-21			2021-22			2022-23			2023-24			2024-25			2025-26			2026-27			2027-28			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37			2037-38			2038-39			2039-40			2040-41			2041-42			2042-43			2043-44			2044-45			2045-46			2046-47			2047-48			2048-49			2049-50			2050-51			2051-52			2052-53			2053-54			2054-55			2055-56			2056-57			2057-58			2058-59			2059-60			2060-61			2061-62			2062-63			2063-64			2064-65			2065-66			2066-67			2067-68			2068-69			2069-70			2070-71			2071-72			2072-73			2073-74			2074-75			2075-76			2076-77			2077-78			2078-79			2079-80			2080-81			2081-82			2082-83			2083-84			2084-85			2085-86			2086-87			2087-88			2088-89			2089-90			2090-91			2091-92			2092-93			2093-94			2094-95			2095-96			2096-97			2097-98			2098-99			2099-00			2100-01			2101-02			2102-03			2103-04			2104-05			2105-06			2106-07			2107-08			2108-09			2109-10			2110-11			2111-12			2112-13			2113-14			2114-15			2115-16			2116-17			2117-18			2118-19			2119-20			2120-21			2121-22			2122-23			2123-24			2124-25			2125-26			2126-27			2127-28			2128-29			2129-30			2130-31			2131-32			2132-33			2133-34			2134-35			2135-36			2136-37			2137-38			2138-39			2139-40			2140-41			2141-42			2142-43			2143-44			2144-45			2145-46			2146-47			2147-48			2148-49			2149-50			2150-51			2151-52			2152-53			2153-54			2154-55			2155-56			2156-57			2157-58			2158-59			2159-60			2160-61			2161-62			2162-63			2163-64			2164-65			2165-66			2166-67			2167-68			2168-69			2169-70			2170-71			2171-72			2172-73			2173-74			2174-75			2175-76			2176-77			2177-78			2178-79			2179-80			2180-81			2181-82			2182-83			2183-84			2184-85			2185-86			2186-87			2187-88			2188-89			2189-90			2190-91			2191-92			2192-93			2193-94			2194-95			2195-96			2196-97			2197-98			2198-99			2199-00			2200-01			2201-02			2202-03			2203-04			2204-05			2205-06			2206-07			2207-08			2208-09			2209-10			2210-11			2211-12			2212-13			2213-14			2214-15			2215-16			2216-17			2217-18			2218-19			2219-20			2220-21			2221-22			2222-23			2223-24			2224-25			2225-26			2226-27			2227-28			2228-29			2229-30			2230-31			2231-32			2232-33			2233-34			2234-35			2235-36			2236-37			2237-38			2238-39			2239-40			2240-41			2241-42			2242-43			2243-44			2244-45			2245-46			2246-47			2247-48			2248-49			2249-50			2250-51			2251-52			2252-53			2253-54			2254-55			2255-56			2256-57			2257-58			2258-59			2259-60			2260-61			2261-62			2262-63			2263-64			2264-65			2265-66			2266-67			2267-68			2268-69			2269-70			2270-71			2271-72			2272-73			2273-74			2274-75			2275-76			2276-77			2277-78			2278-79			2279-80			2280-81			2281-82			2282-83			2283-84			2284-85			2285-86			2286-87			2287-88			2288-89			2289-90			2290-91			2291-92			2292-93			2293-94			2294-95			2295-96			2296-97			2297-98			2298-99			2299-00			2300-01			2301-02			2302-03			2303-04			2304-05			2305-06			2306-07			2307-08			2308-09			2309-10			2310-11			2311-12			2312-13			2313-14			2314-15			2315-16			2316-17			2317-18			2318-19			2319-20			2320-21			2321-22			2322-23			2323-24			2324-25			2325-26			2326-27			2327-28			2328-29			2329-30			2330-31			2331-32			2332-33			2333-34			2334-35			2335-36			2336-37			2337-38			2338-39			2339-40			2340-41			2341-42			2342-43			2343-44			2344-45			2345-46			2346-47			2347-48			2348-49			2349-50			2350-51			2351-52			2352-53			2353-54			2354-55			2355-56			2356-57			2357-58			2358-59			2359-60			2360-61			2361-62			2362-63			2363-64			2364-65			2365-66			2366-67			2367-68			2368-69			2369-70			2370-71			2371-72			2372-73			2373-74			2374-75			2375-76			2376-77			2377-78			2378-79			2379-80			2380-81			2381-82			2382-83			2383-84			2384-85			2385-86			2386-87			2387-88			2388-89			2389-90			2390-91			2391-92			2392-93			2393-94			2394-95			2395-96			2396-97			2397-98			2398-99			2399-00			2400-01			2401-02			2402-03			2403-04			2404-05			2405-06			2406-07			2407-08			2408-09			2409-10			2410-11			2411-12			2412-13			2413-14			2414-15			2415-16			2416-17			2417-18			2418-19			2419-20			2420-21			2421-22			2422-23			2423-24			2424-25			2425-26			2426-27			2427-28			2428-29			2429-30			2430-31			2431-32			2432-33			2433-34			2434-35			2435-36			2436-37			2437-38			2438-39			2439-40			2440-41			2441-42			2442-43			2443-44			2444-45			2445-46			2446-47			2447-48			2448-49			2449-50			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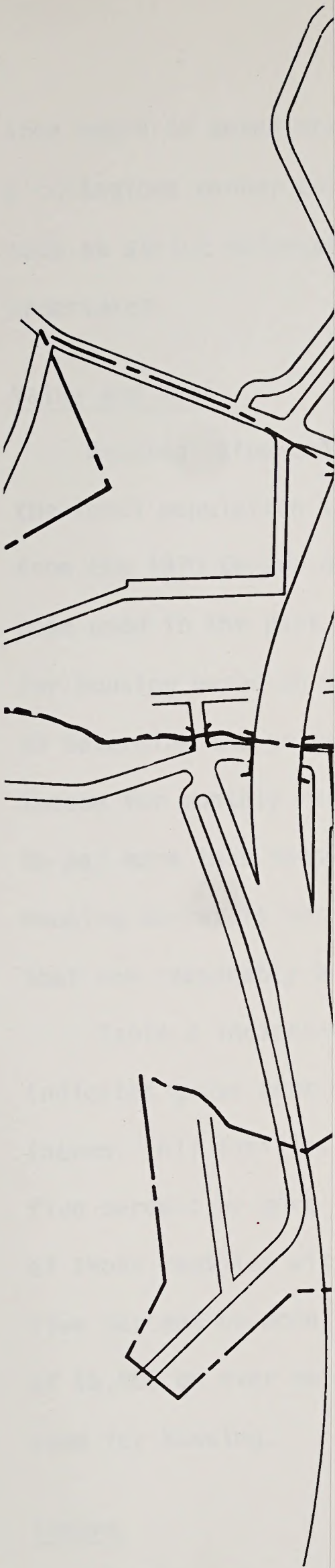
HAZELWOOD,
NORTH CAROLINA

MAJOR AREAS OF
SUBSTANDARD HOUSING

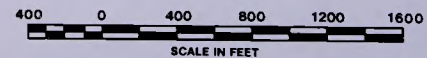
WATERMUR
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MAP A



MAJOR AREAS OF SUBSTANDARD HOUSING



HAZELWOOD,
NORTH CAROLINA

MAJOR AREAS OF
SUBSTANTIAL HOUSING



ENHANCEMENT
DISTRICT 12

area begin to deteriorate, deterioration can and most likely will spread in a contagious manner encompassing even larger areas, unless corrective action, such as strict enforcement of the zoning ordinance and building codes, is undertaken.

Value and Rent

Housing value and rent becomes important in terms of the ability of the local population to afford decent housing. Table 6 provides information from the 1970 Census on housing value and rent. One rule of thumb that has been used in the past to determine the maximum amount a family should pay for housing based on income has been two and one-half times annual income to determine the price of a dwelling unit or twenty-five percent of monthly income for monthly rent payments. When it becomes necessary for families to pay more than these amounts for basic housing, indications are that the housing market is not supplying the local population with decent housing that can reasonably be afforded.

Table 7 indicates owner-occupied units by income and value. Table 8 indicates gross rent of renter occupied units as a percentage of family income. All families with annual incomes under \$3,000 were paying twenty-five percent or more for housing rent in 1970. Just under fifty percent of those families with incomes between \$3,000 and \$4,999 were paying twenty-five percent or more of their income for housing. No families with incomes of \$5,000 or over were paying as much as twenty-five percent of monthly income for housing.

Tenure

Tenure refers to the owner or renter occupancy of dwelling units. According to the 1970 U. S. Census of Housing, Fifth Count Information, there

were 431 owner-occupied units and 231 renter-occupied units in Hazelwood. In terms of percentage, 65.1% of the occupied units were owner-occupied and 34.9% were renter occupied.

Unit Size and Household Size

The size of a housing unit, whether owner or renter occupied, becomes important in terms of adequacy of the unit to provide decent living conditions for its occupants. Any dwelling unit that contains more than one person per room is considered overcrowded. The ill effects of overcrowding have long been established. However, the psychological effects related to such an environment are not nearly so well documented nor understood. These effects, in the long run, may be more detrimental to the individual than those of a physical nature. Pessimism and passivity; stress to which the individual cannot adapt; poor health; difficulty in household management; childrearing and external relationships rather than deep internal or family relationships are examples of some of the maladjustments related to overcrowded conditions within the home.

According to the 1970 U. S. Census of Housing, 8.2 percent of the occupied housing units in Hazelwood were overcrowded. There were 7.2 percent of the owner-occupied units classified as overcrowded while 10.0 percent of the renter-occupied units were overcrowded. Almost ten percent (9.6 percent) of the occupied units in ED 10 were overcrowded while only five percent were overcrowded in ED 11.

There is a general feeling of uneasiness in the country.

In some of the districts, the people are very poor.

and the people are very poor.

and the people are very poor.

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TABLE 9
OWNER AND RENTER OCCUPANCY

<u>Tenure</u>	<u>ED 10</u>	<u>Percent</u>	<u>ED 11</u>	<u>Percent</u>	<u>Total</u>	<u>Percent</u>
Owner Occupied	304	65.9	127	63.2	431	65.1
Renter Occupied	<u>157</u>	34.1	<u>74</u>	36.8	<u>231</u>	34.9
Total	461		201		662	

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

TABLE 1

DATA FOR THE YEAR 1960

Year	1955	1956	1957	1958	1959	1960
Population	100	105	110	115	120	125
Income	100	105	110	115	120	125
Expenditure	100	105	110	115	120	125
Balance	0	0	0	0	0	0

TABLE 10
PERSONS PER ROOM

<u>Persons Per Room</u>	<u>ED 10</u>	<u>Percent</u>	<u>Occupied Units</u>		<u>Total</u>	<u>Percent</u>
			<u>ED 11</u>	<u>Percent</u>		
1.00 or fewer	417	90.5	191	95.0	608	91.8
1.01-1.50	39	8.5	10	5.0	49	7.4
1.51 or more	5	1.1	0	0	5	.8

	<u>Owner Occupied Units</u>					
1.00 or fewer	278	91.4	122	96.1	400	92.8
1.01-1.50	26	8.6	5	3.9	31	7.2
1.51 or more	0	0	0	0	0	0

	<u>Renter Occupied Units</u>					
1.00 or fewer	139	88.5	69	93.2	208	90.0
1.01-1.50	13	8.3	5	6.8	18	7.8
1.51 or more	5	3.2	0	0	5	2.2

SOURCE: 1970 U. S. Census of Population and Housing, Fifth Count Information

Table 1

Summary of data

Year	1980	1981	1982	1983	1984	1985
1.00 or more	10	15	20	25	30	35
1.01-1.20	5	10	15	20	25	30
1.21 or more	5	10	15	20	25	30
Total (1980-1985)						
1.00 or more	10	15	20	25	30	35
1.01-1.20	5	10	15	20	25	30
1.21 or more	5	10	15	20	25	30
Total (1980-1985)						
1.00 or more	10	15	20	25	30	35
1.01-1.20	5	10	15	20	25	30
1.21 or more	5	10	15	20	25	30

CHAPTER IV

PRESENT AND FUTURE DEMAND FOR HOUSING IN HAZELWOOD

The concept of demand for housing implies the willingness and ability of households to pay for housing desired; that is, what people likely to do within the framework of present and future incomes, tastes, prices, rent, construction costs and mortgage terms. Housing market demand is considered to be made up of three distinct components:

1. Households: This component of the housing market demand includes the housing units needed to accommodate newly formed households or those who leave units in which more than one family unit resided, or who come into the housing market from other places.
2. Replacement: In estimating housing demand, it is assumed that each unit withdrawn from the market will be replaced at some point during the projection period, though not necessarily at the same rent or price level.
3. Vacancies: The overall vacancy rate must be considered in the estimation of housing market potential. In projecting future housing demand the number of vacant units is not considered separately from total demand. The total demand figures simply represent the projected number of housing units that will need to be available for occupancy in the target years 1980 and 1990 by the various population categories. It is important to note that the projected figures do not necessarily indicate the number of housing units that will need to be built to meet the demand since occupancy turnover and vacant units may be able to meet part of the demand.

THEORY OF THE CONSTITUTIONAL PROCESS

The process of constitutional change is a complex one, involving the interplay of many factors. It is not a simple matter of amending the constitution, but rather a process of negotiation and compromise between different groups and interests. The process is often slow and difficult, and it is not always clear what the end result will be.

In the early days of the Republic, the process of constitutional change was relatively simple. The framers of the constitution had a clear vision of what they wanted, and they were able to put their ideas into practice.

1. *Introduction* The process of constitutional change is a complex one, involving the interplay of many factors. It is not a simple matter of amending the constitution, but rather a process of negotiation and compromise between different groups and interests.

2. *The process of constitutional change* The process of constitutional change is a complex one, involving the interplay of many factors. It is not a simple matter of amending the constitution, but rather a process of negotiation and compromise between different groups and interests.

3. *The role of the courts* The role of the courts in the process of constitutional change is a complex one. The courts have the power to declare laws unconstitutional, and they can also play a role in interpreting the constitution.

4. *The role of the legislature* The role of the legislature in the process of constitutional change is a complex one. The legislature has the power to amend the constitution, and it can also play a role in interpreting the constitution.

5. *The role of the executive* The role of the executive in the process of constitutional change is a complex one. The executive has the power to veto laws, and it can also play a role in interpreting the constitution.

6. *The role of the judiciary* The role of the judiciary in the process of constitutional change is a complex one. The judiciary has the power to declare laws unconstitutional, and it can also play a role in interpreting the constitution.

7. *The role of the states* The role of the states in the process of constitutional change is a complex one. The states have the power to ratify amendments to the constitution, and they can also play a role in interpreting the constitution.

8. *The role of the people* The role of the people in the process of constitutional change is a complex one. The people have the power to elect representatives to the legislature, and they can also play a role in interpreting the constitution.

9. *The role of the media* The role of the media in the process of constitutional change is a complex one. The media can play a role in informing the public about the process, and it can also play a role in influencing the outcome.

10. *The role of the interest groups* The role of the interest groups in the process of constitutional change is a complex one. The interest groups can play a role in lobbying for or against a particular amendment, and they can also play a role in influencing the outcome.

11. *The role of the political parties* The role of the political parties in the process of constitutional change is a complex one. The political parties can play a role in proposing and supporting amendments, and they can also play a role in influencing the outcome.

12. *The role of the public opinion* The role of the public opinion in the process of constitutional change is a complex one. The public opinion can play a role in influencing the outcome, and it can also play a role in shaping the process.

13. *The role of the legal system* The role of the legal system in the process of constitutional change is a complex one. The legal system can play a role in interpreting the constitution, and it can also play a role in influencing the outcome.

14. *The role of the political culture* The role of the political culture in the process of constitutional change is a complex one. The political culture can play a role in shaping the process, and it can also play a role in influencing the outcome.

15. *The role of the historical context* The role of the historical context in the process of constitutional change is a complex one. The historical context can play a role in shaping the process, and it can also play a role in influencing the outcome.

16. *The role of the international context* The role of the international context in the process of constitutional change is a complex one. The international context can play a role in shaping the process, and it can also play a role in influencing the outcome.

17. *The role of the economic context* The role of the economic context in the process of constitutional change is a complex one. The economic context can play a role in shaping the process, and it can also play a role in influencing the outcome.

18. *The role of the social context* The role of the social context in the process of constitutional change is a complex one. The social context can play a role in shaping the process, and it can also play a role in influencing the outcome.

19. *The role of the technological context* The role of the technological context in the process of constitutional change is a complex one. The technological context can play a role in shaping the process, and it can also play a role in influencing the outcome.

20. *The role of the environmental context* The role of the environmental context in the process of constitutional change is a complex one. The environmental context can play a role in shaping the process, and it can also play a role in influencing the outcome.

The total of these three components of demand is the number of units which must be available over the projection period in order to satisfy the housing requirements of the population as of the end of that period.

Total Demand

Table 11 provides a breakdown of projected housing demand in 1980 and 1990 for various population segments. In terms of total demand there were 662 occupied housing units in 1970 in Hazelwood. Based on the 1970 Census figure of 3.34 persons per occupied dwelling unit and the projected population contained in the County's land development plan, a projected number of housing units to meet demand in 1980 and 1990 was obtained. These figures indicate a need for 697 dwelling units in 1980 and 789 dwelling units in 1990. The 1980 figure is 34 units more than were occupied in 1970 and the 1990 figure is 127 more units.

Occupancy Demand

Using the 1970 owner-renter occupancy ratio and the projected population, a demand for owner and renter occupied units was projected for 1980 and 1990. In 1970 there were 431 owner-occupied housing units in Hazelwood. Projections indicate a need for 454 owner-occupied units in 1980 which is 23 units more than occupied in 1970. 1990 figures indicate a need for 514 owner-occupied units. This figure is 83 units more than were occupied in 1970.

In 1970 there were 231 renter-occupied units in Hazelwood. Projections indicate a need for 243 renter-occupied units by 1980 which is 12 more than occupied in 1970. 1990 figures indicate a need for 275 renter-occupied units. This figure is 44 more than were occupied in 1970.

Elderly Demand

Using the 1970 Census ratio of elderly population (65 years and older) to total population and the projected total population, a demand for elderly housing units in 1980 and 1990 was projected by applying the same figure of 3.34 persons per occupied housing unit in 1970 to the 1980 and 1990 population. These figures indicate a need for 54 units by 1980 to house the elderly population. This figure is three more units than existed in 1970. The 1990 figures indicate a need for 61 units which is ten more than in 1970.

Demand by Race

Using the 1970 percentage of white and black households, a projected number of housing units necessary to house the white and black population was obtained for 1980 and 1990 by using the 1970 figure of 3.34 persons per occupied housing unit in Hazelwood. Figures indicate a need for 690 units to house the white population in 1980. This is 28 units more than were occupied by whites in 1970. 1990 figures indicate a need for 781 units to house the white population. This is 119 more units than were occupied by whites in 1970.

1980 figures indicate a need for seven units to house the black population. This represents an increase of seven units over 1970 since there were no housing units housing the black population. 1990 figures indicate a need for eight units to house the black population. This figure is eight more than existed in 1970.

Demand by Value and Rent

Based on 1970 family income and a Department of Housing and Urban Development and Farmer's Home Administration recommendation that a family

spend a maximum of 25 percent of its monthly income for monthly housing payments, the projected number of families that could afford monthly payments in selected payment categories is projected for 1980 and 1990. It must be pointed out that these monthly payment figures are in terms of 1970 dollars. Therefore, in order to obtain more accurate figures, an inflation rate must be applied. See Table 12 for detailed information.

TABLE 11
PROJECTED HOUSING DEMAND

	<u>1970</u>	<u>1980</u>	<u>1990</u>
<u>Occupied Total Units</u>	662	697	789
Increase over 1970		35	127
<u>Owner Occupied</u>	431	454	514
Increase over 1970		23	83
<u>Renter Occupied</u>	231	243	275
Increase over 1970		12	44
<u>Elderly (65 and over)</u>	51	54	61
Increase over 1970		3	10
<u>White Units</u>	662	690	781
Increase over 1970		28	119
<u>Black Units</u>	0	7	8
Increase over 1970		7	8

SOURCE: 1970 U. S. Census figures and population projections contained in the County's Land Development Plan

TABLE 12

NUMBER OF FAMILIES THAT CAN AFFORD HOUSING PAYMENTS BASED ON TWENTY-FIVE PER-
CENT OF MONTHLY INCOME

<u>Payments (Monthly)</u>	<u>Percent</u>	<u>Number of Families</u>		
		<u>1970</u>	<u>1980</u>	<u>1990</u>
Under \$21	5.9	35	37	42
\$21-42	3.7	22	23	26
\$43-63	1.5	9	9	11
\$64-83	7.4	44	46	52
\$84-104	6.6	39	41	47
105-125	13.2	78	82	93
126-146	8.6	51	54	61
147-166	15.9	94	99	112
167-187	9.1	54	56	64
188-208	6.4	38	40	45
209-250	9.8	58	61	69
251-312	7.1	42	44	50
313-521	2.5	15	16	18
522-1,041	2.2	13	14	16
1,042 and over	0	0	0	0
Total		592	624	707

SOURCE: 1970 U. S. Census figures and population projections contained in
the County's Land Development Plan

CHAPTER V

SUMMARY AND CONCLUSIONS

Information contained in this housing study indicates housing need is more evidenced in ED 10 than ED 11. ED 10 contains 147 substandard housing units. This accounts for 33.8 percent of all housing units in ED 10. Of these 147 substandard units, 21 are dilapidated and should be demolished as soon as adequate relocation housing becomes available for those currently living in these units. ED 11 contains 51 substandard units. These account for 24.4 percent of the total housing units in ED 11. Those persons living in these units should be provided with adequate relocation housing and the dilapidated units then demolished.

ED 10 contains 68 percent of the families in Hazelwood and 65.3 percent of those families paying 25 percent or more of their income for housing, according to the 1970 U. S. Census. In 1970 in ED 10, 38.2 percent of the owner-occupied housing units were valued at below \$10,000. However, ED 10 also had 16.0 percent of its owner-occupied units valued \$20,000 or above while ED 11 only had 13.6 percent in this category. Five point six percent of the occupied housing units in ED 10 were overcrowded in 1970 compared to five percent in ED11.

ED 10 contains most of the commercial and all of the industrial land uses in Hazelwood. The close proximity to, and inadequate buffering from, the commercial and industrial uses contribute to an inadequate residential environment in many areas of ED 10.

ED 10 thus represents the greatest contrast in residential environment. It contains a larger percentage of substandard housing than ED 11 but also contains a larger percentage of higher priced housing, most of which is

located across U. S. Highway 19 and 23 By-pass from the rest of Hazelwood
in a new subdivision.

CHAPTER VI

IMPLEMENTATION

The housing market is essentially a private system. The production, exchange and management of the community's housing are largely in private hands and are influenced by conditions over which in many cases the local government has little or no control. There are, however, certain areas where the municipality can play a role in housing development and availability. In areas such as utilities, education, health, welfare and environmental protection the local government can exert a significant influence on the private sector. Governmental policies relating to zoning, building codes, subdivision regulations, utility extensions and property taxation will have an influence on the location and availability of housing in the community. Therefore, it is essential for the efficient allocation of resources that future housing be developed in an atmosphere of understanding and cooperation between the public and private sector.

It is becoming increasingly evident that adequate living conditions involve much more than the rehabilitation or removal of substandard housing. The surrounding environment must also be considered. This includes such things as adequate police and fire protection, the elimination of incompatible land use, adequate buffering between residential and commercial and industrial land uses, adequate provision of water and sewer facilities, street lighting and maintenance, refuse collection, and recreational and cultural facilities. Also, adequate employment must be found for those low income families who cannot afford adequate housing. This involves more than simply the availability of decent paying jobs. It also involves a program of upgrading the education and

skills of local residents in order that they be qualified for these jobs.

Neighborhood Objectives and Goals

The consequences of blight are evident in several areas of the Town. It is important that the Town act now in order to control and eliminate blighting factors before they spread. There is no easy method, no set formula by which a city can begin such a difficult task. Following are some suggested goals and objectives that might be utilized in Hazelwood.

Housing

1. Home maintenance should be improved. Deteriorated housing could be improved through painting or repairs to roof, chimneys, windows, doors, steps, porches, floors, walls and other such items. The town or a civic group could sponsor a contest to encourage home improvement.
2. Dilapidated housing should be removed when vacated. Strict code enforcement in many cities has worked favorably in this respect.
3. Vacant dilapidated nonresidential buildings not in use should be removed.

Economic

1. Encourage hiring of the handicapped in order to raise family incomes.
2. Encourage education as a means of upgrading salary levels and fostering a sense of pride in one's self.
3. Encourage high quality industry to locate in and near Hazelwood so that more job opportunities can be available and the Town can begin to diversify its economy.

4. Continue the attempt to obtain funding for public housing for families that cannot afford standard housing.
5. To foster a sense of pride which would result in better maintenance, families should be encouraged to buy homes rather than rent.
6. Make use of Federal funds to educate and to train the unemployed or underemployed and physically handicapped persons for better jobs. A possible source for Federal funding is the Department of Health, Education and Welfare, Office of Education. Possible programs include the Economic Opportunity Act of 1965, Vocational Education Amendment of 1968, Elementary and Secondary Education Act of 1965 and Cooperative Research Act. Additional and more specific information can be obtained from the regional office of HEW at: 50 Seventh Street, NE, Room 404, Atlanta, Georgia 30323. As more skilled workers are available, it will be easier to attract industrial plants that provide higher paying jobs.
7. Citizens should be encouraged to make use of Haywood Technical Institute to improve their vocational abilities. This should be viewed as a viable alternative to a four year college education.
8. Interested citizens should be encouraged to seek small loans from the Federal government in order to help finance small businesses.

Environmental

1. Adopt and enforce codes and ordinances such as zoning

ordinances, subdivision regulations, building codes and housing codes in the planning area. Continue the active enforcement of zoning and building codes and begin to enforce subdivision regulations in the town.

2. Landscape public areas and encourage garden clubs to landscape vacant areas wherever possible.
3. Keep vacant lots free from weeds and trash.
4. Remove all old junk cars from residential areas.
5. Pave all streets within the corporate limits. This should include curb and gutters for adequate drainage.
6. Sidewalks should be provided in areas of heavy pedestrian traffic.
7. Elimination of residential nuisances such as noise and odor resulting from mixed land use in residential areas should be encouraged through the zoning ordinance.
8. Provide small recreation areas to serve the people in all neighborhoods.
9. To the extent possible, heavy traffic volume should be diverted from residential streets.
10. Adequate lighting should be provided along all residential streets in the corporate limits.
11. Buffers and parks should be provided to divide residential land use from commercial or industrial land use.
12. The town should encourage the support of a beautification commission composed of civic minded people who have the time and motivation to devote to such an organization.
The commission could concentrate on various types of

beautification campaigns, gardening projects, removal of junk automobiles and other such clean-up projects. The town should provide financial support to the commission in the purchase of shrubbery, trees, etc. The active participation of area residents in any clean-up project should be encouraged. This would help create a justifiable sense of pride from the act of participating in the completion of such projects.

Social

1. Control the advent and spread of disease through education campaigns.
2. Special grants should be obtained from the U. S. Public Health Service to provide for intensive community vaccination efforts and research work in communicable diseases, tuberculosis control and venereal disease.

Recommended Blight Control Program

It is not difficult to pinpoint most blighted areas in Hazelwood. This study is intended to not only point out blighted areas but to indicate blighting factors so that more meaningful recommendations can be made for the elimination of blight. All blighting factors indicated should be considered in steps to eliminate blight. The degree of blighting factors present in each neighborhood is the basis on which proposed treatment areas are designated. There are three types of renewal treatment.

Conservation - Conservation is the method utilized for protecting neighborhoods that are not seriously blighted. Conservation action requires cooperation between local government officials and residents living in such areas. The aim of conservation action is to preserve and maintain the

pleasing qualities of a neighborhood. Such preservation includes minor repairs, painting and landscaping. Some of the tools of conservation are local codes and ordinances and clean-up campaigns. Occasionally, rehabilitation is needed in a conservation area. Since conservation action checks blight before it begins, its importance to a town cannot be overstressed.

Rehabilitation - Rehabilitation action is the primary method for reviving an area that has begun to deteriorate. Often such neighborhoods have code violations and abundant substandard housing. It is only feasible to rehabilitate when such rehabilitation is cheaper or more practical than total clearance and reconstruction. Rehabilitation may involve demolition of parts of a neighborhood or it may involve public improvements such as street changes, water and sewer extensions and park additions.

Redevelopment - Redevelopment action is the last alternative to urban renewal. It is undertaken only when neighborhoods have reached a point of decay whereby it would be unrealistic to try to repair or revive them. Generally, such neighborhoods have mostly substandard housing, poor street design and high incidence of both social and environmental blight factors. Treatment of such areas consists of acquiring and removing all substandard structures and replotting the area. The reuse of redevelopment areas may be for any type use or even any combination of uses that fits the town's land development plan. A program of clearance of blighted housing to be effective must provide for the relocation of the inhabitants in suitable standard housing.

There is an immediate need for replacement of twenty-five dilapidated housing units in the town. Relocation housing must be found for those people living in dilapidated units. Most of the housing in Hazelwood being constructed by the private sector is fulfilling the demand created by middle

and upper income families. Low income families have not had the resources necessary to enter this market without some form of assistance. This assistance has traditionally come from the Federal government primarily from the Department of Housing and Urban Development and the Farmer's Home Administration. All assisted housing should be located in areas of adequate public service including water, sewer, street, and fire and police protection. Assisted housing should also be in conformity with the town's zoning ordinance and land development plan.

The Recommended Treatment Areas Map is presented in a general way. It should be followed up by more detailed surveys and analyses in these areas where problems are sorted out and in those areas recommended for redevelopment.

HAZELWOOD,
NORTH CAROLINA

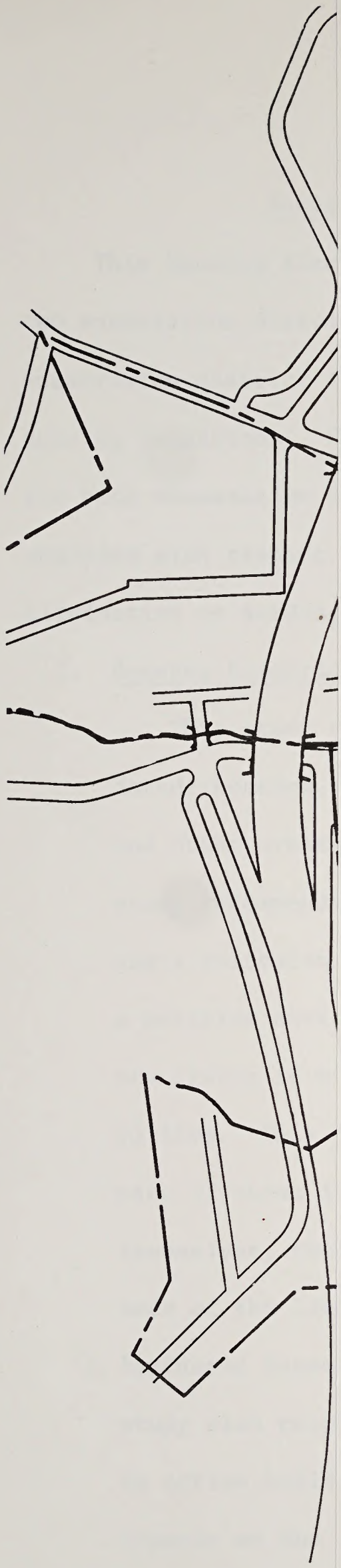
RECOMMENDED
TREATMENT AREAS

TRACED
RESERVE
STATE
RESERVED

HAZELWOOD
DISTRICT



MAP 2



APPENDIX A

Environmental Considerations and Abstract

This Housing Element for Hazelwood, North Carolina divides the Town into two enumeration districts for the purposes of study and comparison. Each enumeration district is described according to geographic boundaries and housing conditions. Social, economic and environmental conditions are studied for both enumeration districts. In addition, both enumeration districts are analyzed with respect to total blight and recommendations are made for the elimination or warding off of blight accordingly.

I. Housing Conditions

This study pinpoints areas of substandard (deteriorated and dilapidated) housing. Some of these houses are built on very steep slopes and other areas generally unsuited for residential development. The study recommends the demolition of all dilapidated housing when adequate relocation housing becomes available. This program would have a positive environmental effect in that it would provide for those now living in dilapidated housing a safer more decent place in which to live. This in turn would create a more positive attitude on the part of these individuals by fostering a greater sense of pride in themselves, their homes and their community. In addition, the appearance of the landscape will be improved with the removal of these dilapidated houses. Several adequate sites exist in Hazelwood. The study also recommends fix-up campaigns on deteriorated housing and an active building code enforcement program. While incurring some expense on the part of individual home owners, this program would nevertheless prevent the spread of substandard housing.

II. Economic Conditions

The study recommends several programs to improve family incomes, including a better utilization of Haywood Technical Institute, especially for those who do not want or cannot afford to attend a four year college, an attempt to diversify the local economy by attracting good paying pollution free industry and encouraging the employment of the handicapped. Unless proper controls are placed on any new industry locating in Hazelwood, odor, noise and other types of pollution will increase for the whole community. While these controls might in a few cases discourage industry from locating in Hazelwood, this is a small price to pay for creating a healthy environment.

III. General

A more general program of cleaning up littered areas and vacant lots, improving visability at intersections, removing junk automobiles and appliances and landscaping various areas has been recommended in this study. Any program aimed at these problems, while requiring certain financial obligations from the local government, will, nevertheless, move Hazelwood in the direction of a more wholesome environment for the entire community.

IV. Federal, State and Local Environmental Controls.

All existing federal, state and local environmental controls are applicable.

APPENDIX B

HISTORIC PRESERVATION ASSESSMENT

1. Abstract: The quality of the existing housing stock within Hazelwood is examined and various factors which influence housing are related to the projected future housing needs. Recommendations are made which if implemented would improve the living environment of the residents of the Town.
2. Historical Impact: The policies and programs contained in this study would have a favorable impact on National Register properties in that the quality of the surrounding environment will be maintained through enforcement of building codes, zoning, subdivision regulations and utility extension policies.
3. Adverse Impacts: There are no adverse impacts on National Register properties which cannot be avoided should the proposed plans or policies be carried out.
4. Alternatives: The alternatives to the plans and policies contained in this study are the continued deterioration of the local environment in the vicinity of National Register properties due to incompatible land uses, low quality construction and maintenance and inadequate provision of utilities and other public services.
5. Long-Term Impacts: Long-term maintenance and enhancement of National Register properties will be improved due to the improvement and protection of the surrounding environment.

6. Federal, State and Local Historic Preservation Controls: All existing federal, state, municipal and county controls or programs currently being enforced for conserving and enhancing historical properties will be applicable to all policies and programs contained in this study.
7. At the present time, there are no properties in Hazelwood listed in the National Register.

